

MIXED-USE DEVELOPMENT:

829 CARLING AVENUE

OTTAWA, ON

ZBA/~~OPA~~/SPA SUBMISSION

MARCH 24TH, 2023

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HARIRI PONTARINI
ARCHITECTS

GENERAL SITE INFORMATION	
SITE ADDRESS	829 CARLING AVE, OTTAWA
DEVELOPER	CLARIDGE HOMES
BUILDING TYPE	MIXED-USE BUILDING

LAND AREA			
SITE (INCLUDING ROAD WIDENING)			
1,519 m2	16,350 ft2	0.375 ACRES	0.152 HECTARS
SITE (EXCLUDING ROAD WIDENING)			
1,417 m2	15,253 ft2	0.350 ACRES	0.142 HECTARS

BUILDING HEIGHT	
TOWER HEIGHT	129.30 m
HEIGHT INCLUDING MPH	136.80 m

FLOOR SPACE INDEX (FSI)	
FSI = TOTAL GFA / LOT AREA (INCL. ROAD WIDENING)	23,320 m ² / 1,519 m ² = 15.35

BUILDING GFA SUMMARY		
TOTAL RESID. GFA	22,983.0 m2	247,394 ft2
TOTAL RETAIL GFA	337.0 m2	3,628 ft2
TOTAL GFA	23,320.0 m2	251,022 ft2

GFA DEDUCTIONS (2008-326)
<p>DEDUCTION AS PER THE CITY OF OTTAWA BY-LAW 2008-326 INCLUDE:</p> <p>SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT;</p> <p>COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS;</p> <p>BICYCLE PARKING AND MOTOR VEHICLE PARKING;</p> <p>COMMON STORAGE AND WASHROOM FACILITY;</p> <p>COMMON AMENITY AREA</p> <p>AREA MEASURED FROM INTERIORS OF OUTSIDE WALLS.</p>

INDOOR/OUTDOOR AMENITY SUMMARY	
REQ'D. TOTAL AMENITY SPACE (6m2 / UNIT)	2,376 m2
REQ'D. COMMUNAL AMENITY SPACE	1,188 m2
PROVIDED COMMUNAL AMENITY SPACE	1,199 m2

PROP. VEHICULAR PARK. BREAKDOWN					
	RESIDENTIAL		VISITOR		LEVEL COUNT
	TPY. STALL	A/C	TPY. STALL	A/C	
P1	-	-	18	-	18
P2	17	-	11	1	29
P3	28	1	-	-	29
P4	29	1	-	-	30
P5	29	1	-	-	30
P6	29	1	-	-	30
P7	29	1	-	-	30
T.	161	5	29	1	196

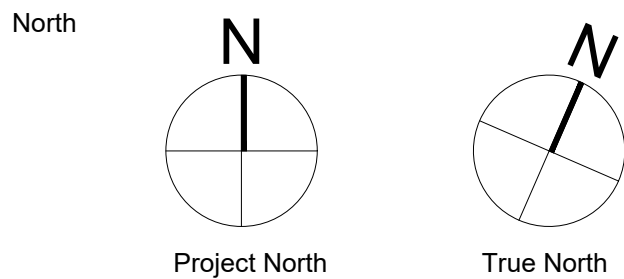
PROP. BICYCLE PARK. BREAKDOWN			
	PARKING TYPE		LEVEL COUNT
	SHORT-TERM	LONG-TERM	
2ND	22	170	192
GF	8	-	8
T.	30	170	200

SITE AREA SUMMARY (AS PER CITY OF OTTAWA BY-LAW 2008-326)												
LEVEL	TOTAL FLOOR AREA (AS PER ZONING BY-LAW 2008-326; MEASURED FROM INSIDE FACE OF EXTERIOR WALLS)		GFA DEDUCTIONS AS PER ZONING BY-LAW 2008-326						GROSS FLOOR AREA (GFA)			
			RESIDENTIAL		INDOOR AMENITY		PARKING (CARS & BIKES)		RESIDENTIAL		RETAIL	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
MPH	679.5	7,314	679.5	7,314	-	-	-	-	-	-	-	-
40TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
39TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
38TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
37TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
36TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
35TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
34TH FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
33RD FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
32ND FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
31ST FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
30TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
29TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
28TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
27TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
26TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
25TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
24TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
23RD FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
22ND FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
21ST FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
20TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
19TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
18TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
17TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
16TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
15TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
14TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
13TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
12TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
11TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
10TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
9TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
8TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
7TH FLOOR	682.7	7,349	123.1	1,325	559.6	6,023	-	-	-	-	-	-
6TH FLOOR	968.6	10,426	140.7	1,515	209.8	2,258	-	-	618.1	6,653	-	-
5TH FLOOR	1,069.3	11,510	144.1	1,551	-	-	-	-	925.2	9,959	-	-
4TH FLOOR	1,066.9	11,484	144.1	1,551	-	-	-	-	922.8	9,933	-	-
3RD FLOOR	1,064.7	11,460	144.1	1,551	-	-	-	-	920.6	9,909	-	-
2ND FLOOR	1,133.2	12,198	145.5	1,566	-	-	367.7	3,958	620.0	6,674	-	-
GR. FLOOR	1,073.9	11,559	736.9	7,932	-	-	-	-	-	-	337.0	3,628
P1	1,336.5	14,386	394.0	4,241	-	-	942.5	10,145	-	-	-	-
P2	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
P3	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
P4	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
P5	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
P6	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
P7	1,336.5	14,386	169.7	1,826	-	-	1,166.8	12,560	-	-	-	-
SUB-TOTAL	40,661.1 m2 437,666 ft2	8,260.7 m2 88,900 ft2		769.4 m2 8,281 ft2		8,311.0 m2 89,463 ft2		22,983.0 m2 247,394 ft2		337.0 m2 3,628 ft2		
		RESIDENTIAL		INDOOR AMENITY		PARKING (CARS & BIKES)		RESIDENTIAL		RETAIL		
TOTAL				17,341.1 m2 186,644 ft2				23,320.0 m2 251,022 ft2				
	GCA	GFA DEDUCTIONS						GFA				

Residential Unit Breakdown					
Floor	B./S.T.	1BR	2BR	3BR	Total
40th Floor	-	4	2	2	8
39th Floor	-	4	2	2	8
38th Floor	-	4	2	2	8
37th Floor	-	4	2	2	8
36th Floor	-	4	2	2	8
35th Floor	-	4	2	2	8
34th Floor	-	4	2	2	8
33rd Floor	-	4	2	2	8
32nd Floor	1	6	4	-	11
31st Floor	1	6	4	-	11
30th Floor	1	6	4	-	11
29th Floor	1	6	4	-	11
28th Floor	1	6	4	-	11
27th Floor	1	6	4	-	11
26th Floor	1	6	4	-	11
25th Floor	1	6	4	-	11
24th Floor	1	6	4	-	11
23rd Floor	1	6	4	-	11
22nd Floor	1	6	4	-	11
21st Floor	1	6	4	-	11
20th Floor	1	6	4	-	11
19th Floor	1	6	4	-	11
18th Floor	1	6	4	-	11
17th Floor	1	6	4	-	11
16th Floor	1	6	4	-	11
15th Floor	1	6	4	-	11
14th Floor	1	6	4	-	11
13th Floor	1	6	4	-	11
12th Floor	1	6	4	-	11
11th Floor	1	6	4	-	11
10th Floor	1	6	4	-	11
9th Floor	1	6	4	-	11
8th Floor	1	6	4	-	11
7th Floor	-	-	-	-	-
6th Floor	-	4	4	1	9
5th Floor	-	3	8	2	13
4th Floor	-	3	8	2	13
3rd Floor	-	3	8	2	13
2nd Floor	-	2	5	2	9
GR. Floor	-	-	-	-	-
TOTAL	25	197	149	25	396
PROPOSED %	6.3 %	49.8 %	37.6 %	6.3 %	
TARGET %	10.0 %	45.0 %	40.0 %	5.0 %	

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2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the drawings are to be maintained. The Contractor is to be responsible for the Work. Those items not clearly located will be located as directed by the Architect.



PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Architect of Record:

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Project Title:

829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

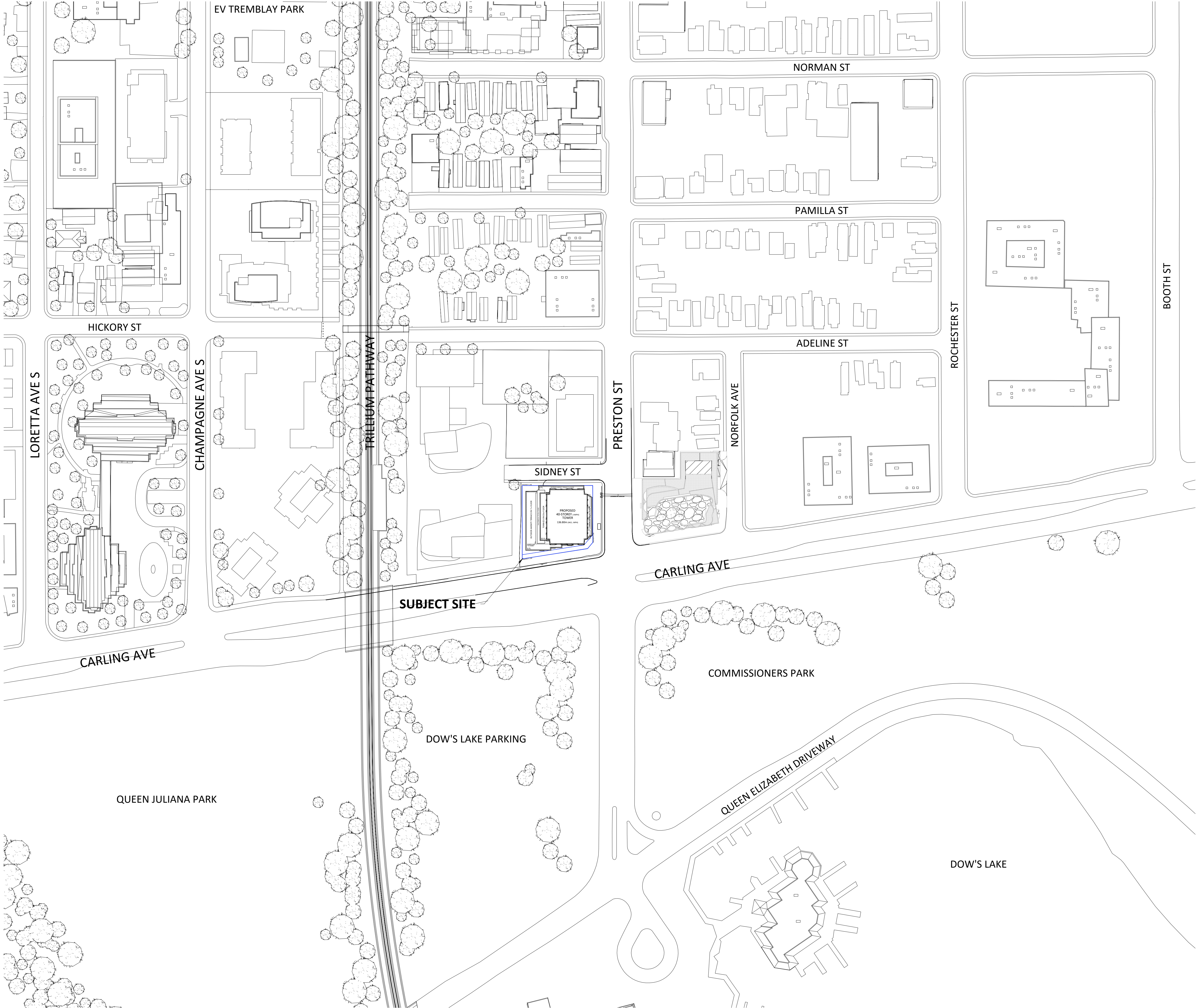
STATISTICS

Project number: 2030
Scale: N/A
Date: MARCH 24, 2023
Drawn by: HPA

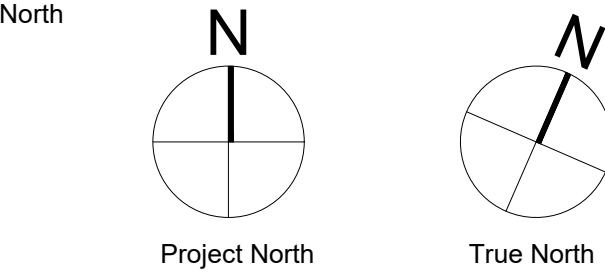
Drawing No.: Revision

A.001





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CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

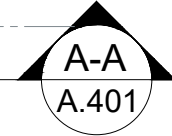
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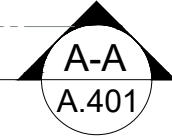
CONTEXT PLAN

Project number: 2030
Scale: 1 : 1000
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:



A.201



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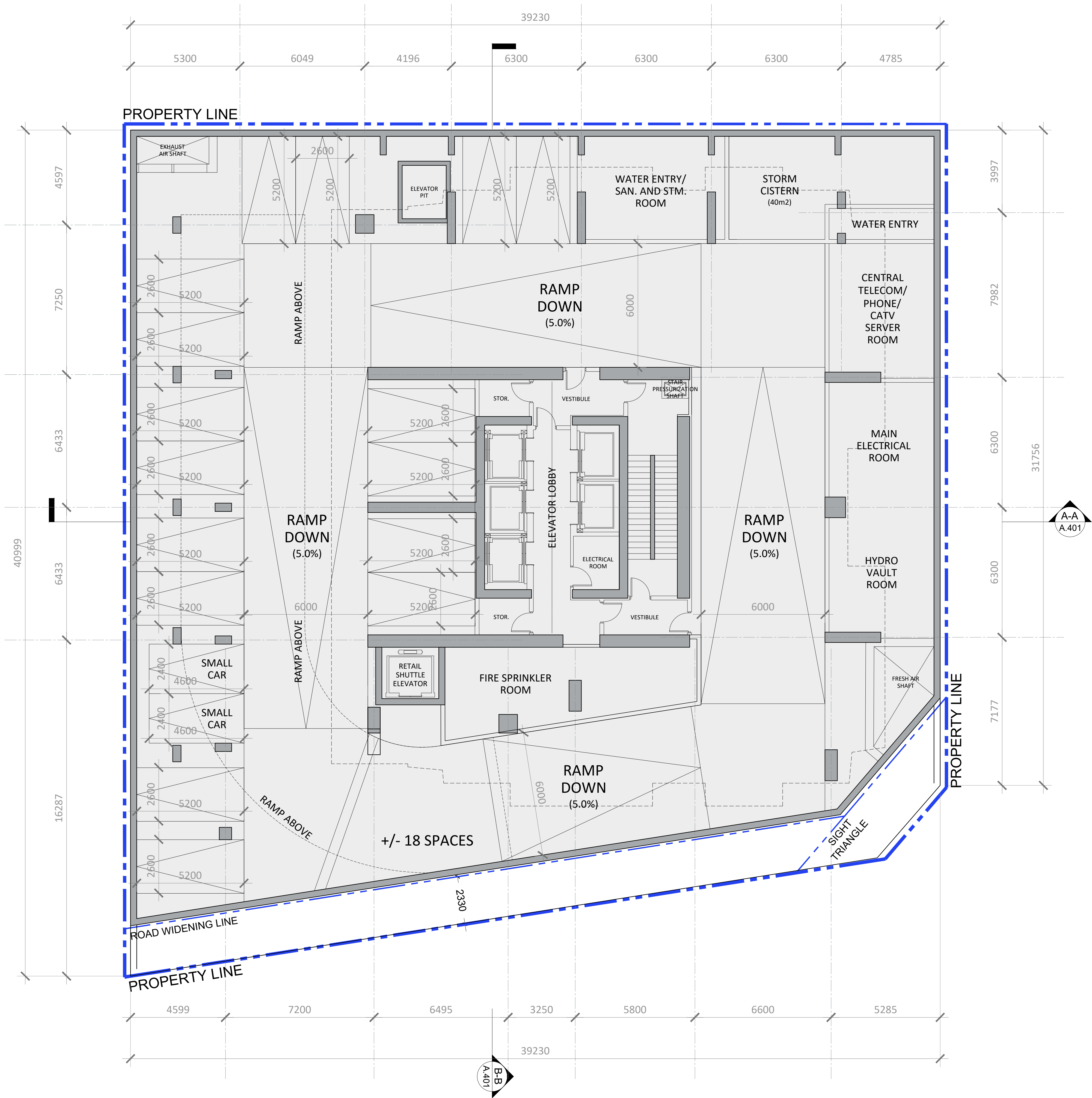
CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
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Architect of Record:

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4466

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

A.202

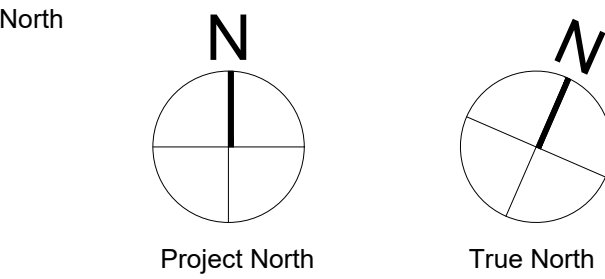


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Project Title:

829 CARLING AVENUE

MIXED-USE DEVELOPMENT

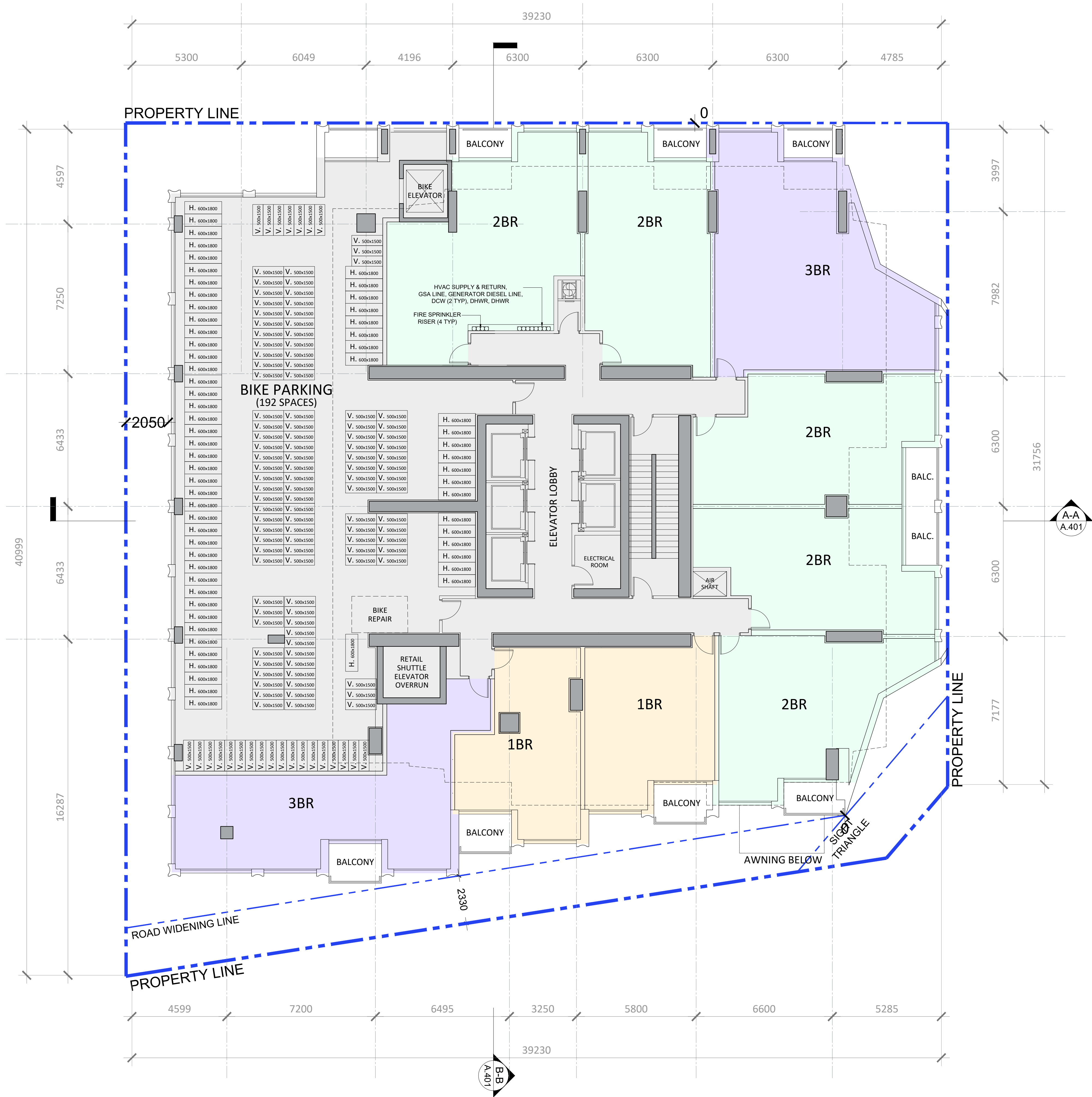
OTTAWA, ON

P1 PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.203

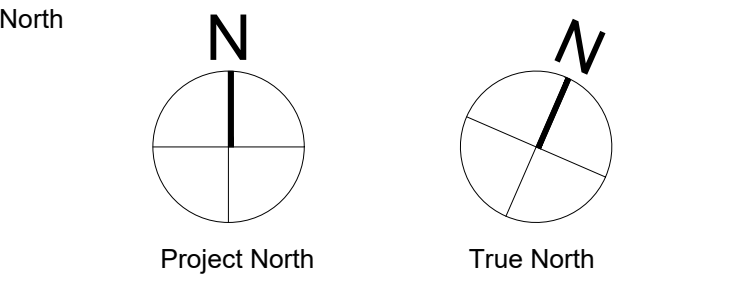


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829 CARLING AVENUE
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OTTAWA, ON

2ND FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.302

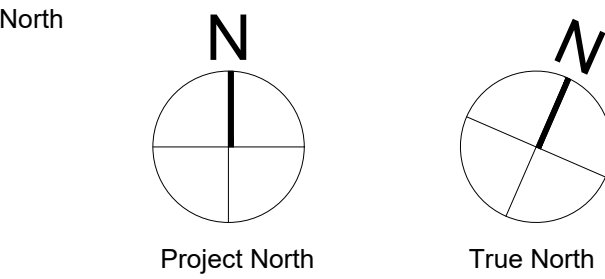


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Rev.	Issue / Description	Date
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2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021

Architect of Record:
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info@hp-arch.com
hariripontarini.com

ONTARIO ASSOCIATION OF ARCHITECTS
OF
DAVID PONTARINI
LICENCE 4466

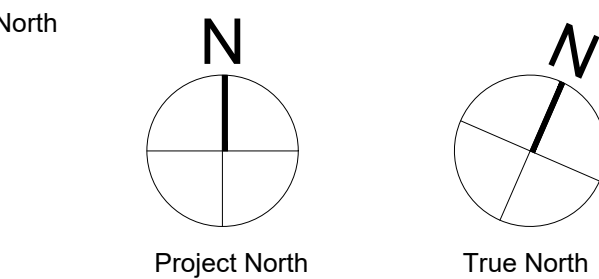
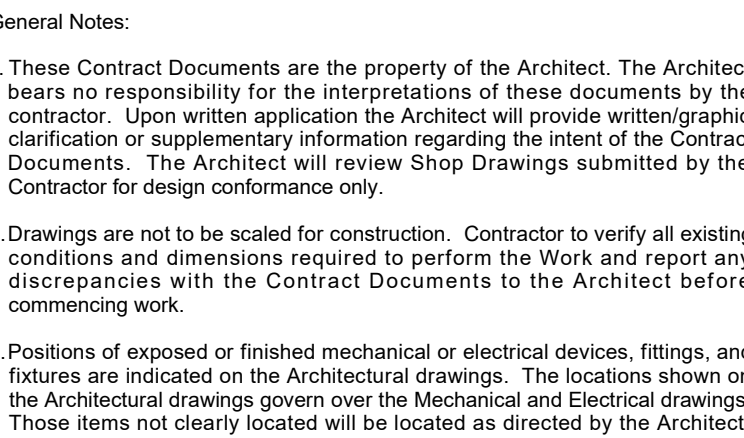
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

3RD FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.303



PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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Rev.	Issue / Description	Date

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hariripontarini.com



Project Title:

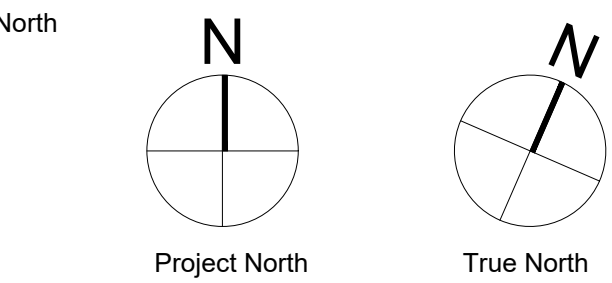
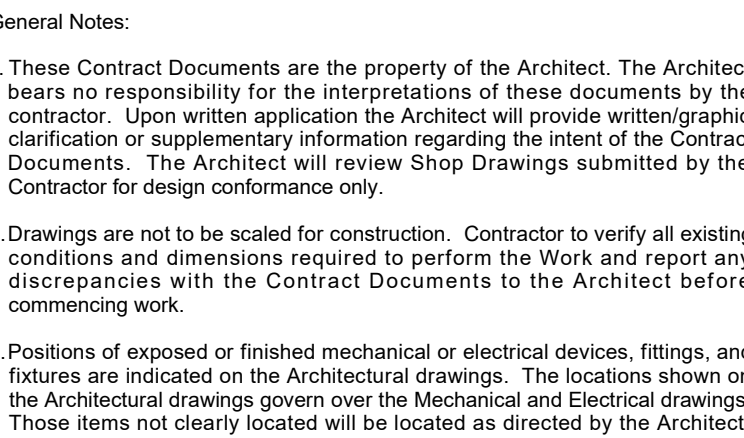
329 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

4TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision

A.304



PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Architect of Record:

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Project Title:

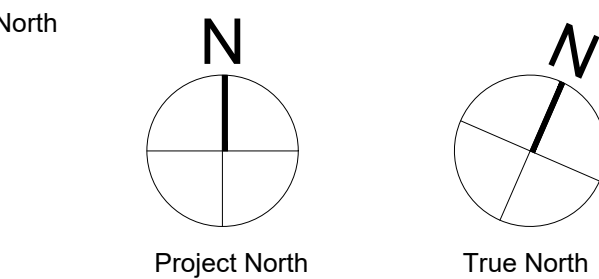
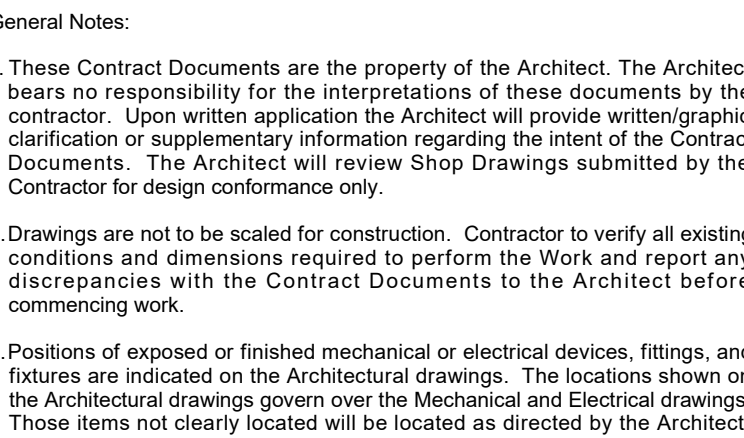
329 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

5TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision

A.305



PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record:

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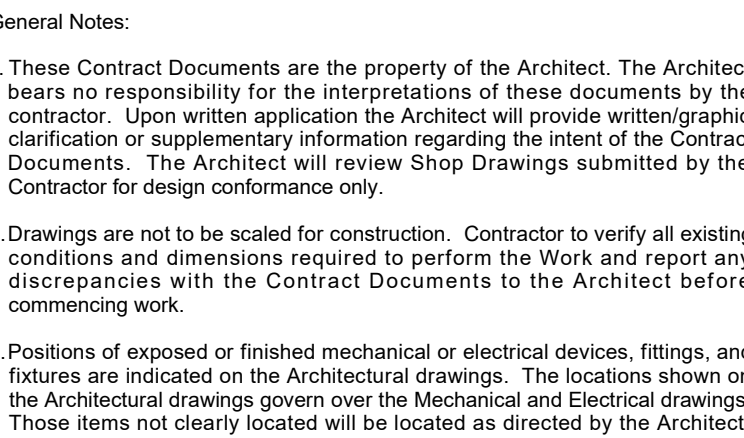
Project Title: **329 CARLING AVENUE**
MIXED-USE DEVELOPMENT
OTTAWA, ON

5TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision

A.306



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

Architect of Record:

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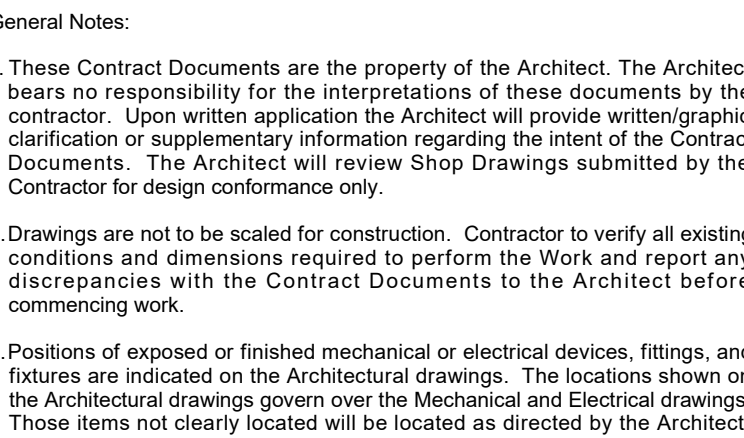
ONTARIO ASSOCIATION
OF
ARCHITECTS
DAVID PONTARINI
LICENCE
4466

Project Title:
329 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.307



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Rev.	Issue / Description	Date

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Project Title:

329 CARLING AVENUE

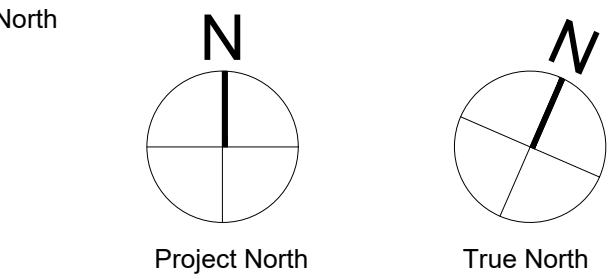
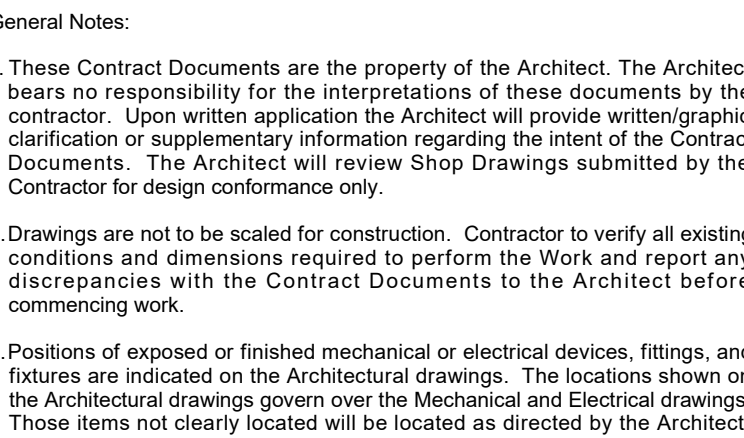
MIXED-USE DEVELOPMENT

OTTAWA, ON

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.308



PROJECT TEAM

CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
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WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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Project Title:

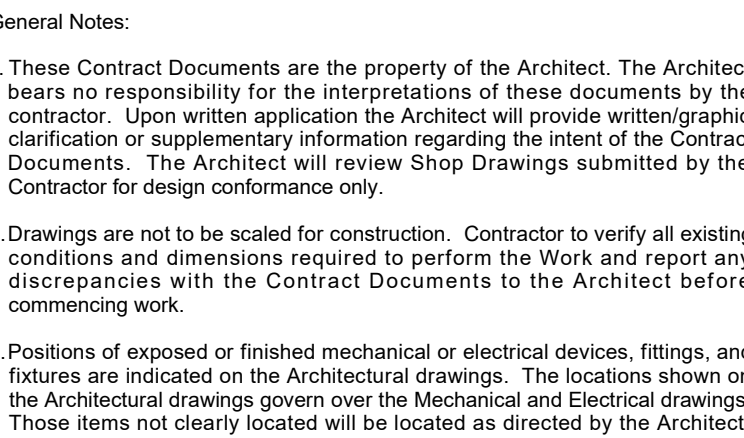
329 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

33RD TO 40TH FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision

A.309



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENNI PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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OF
ARCHITECTS

D. Pontarini

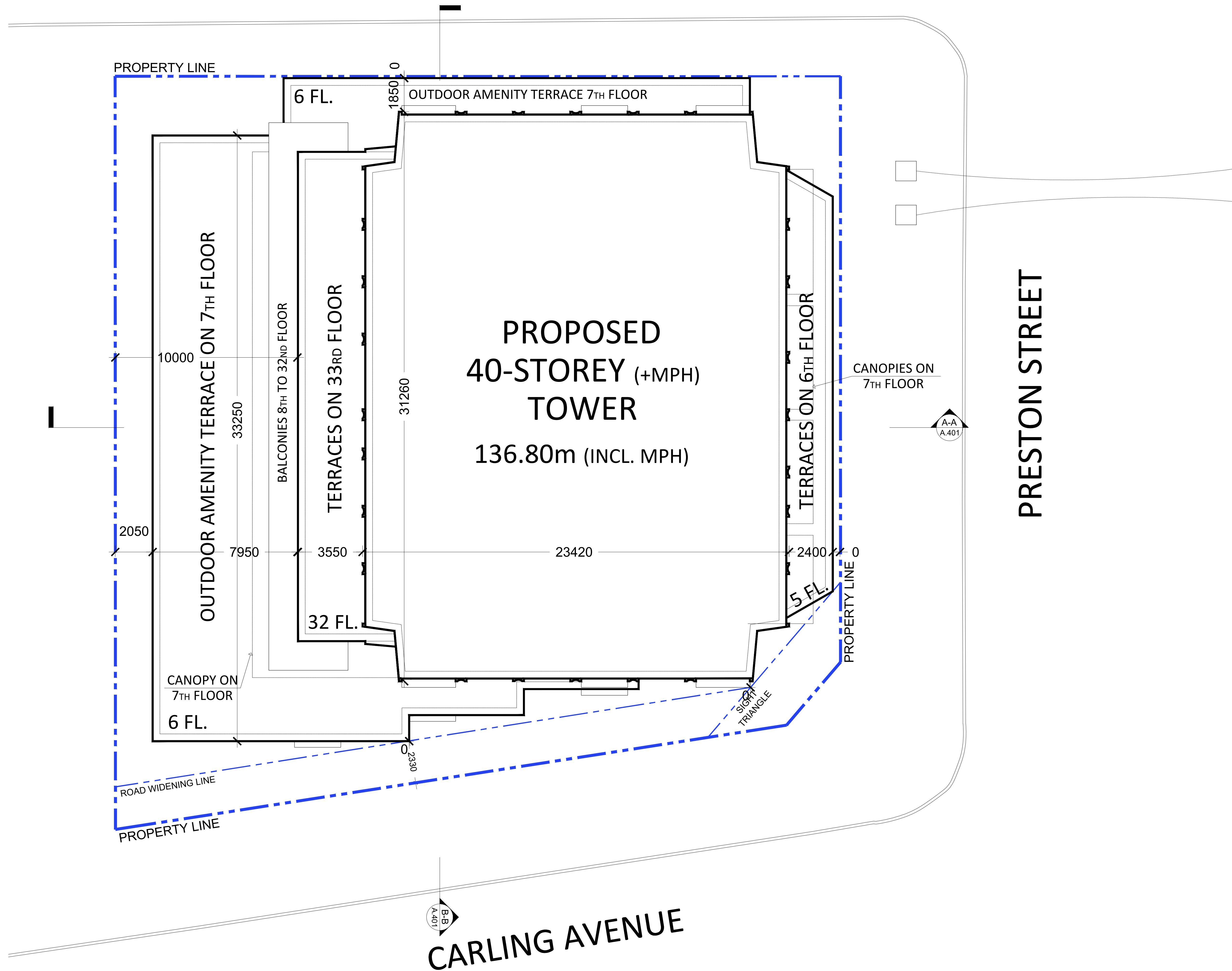
DAVID PONTARINI
LICENCE
4466

M.P.H. PLAN

Drawing No.: Revision

A.310

CARLING AVENUE



3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
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PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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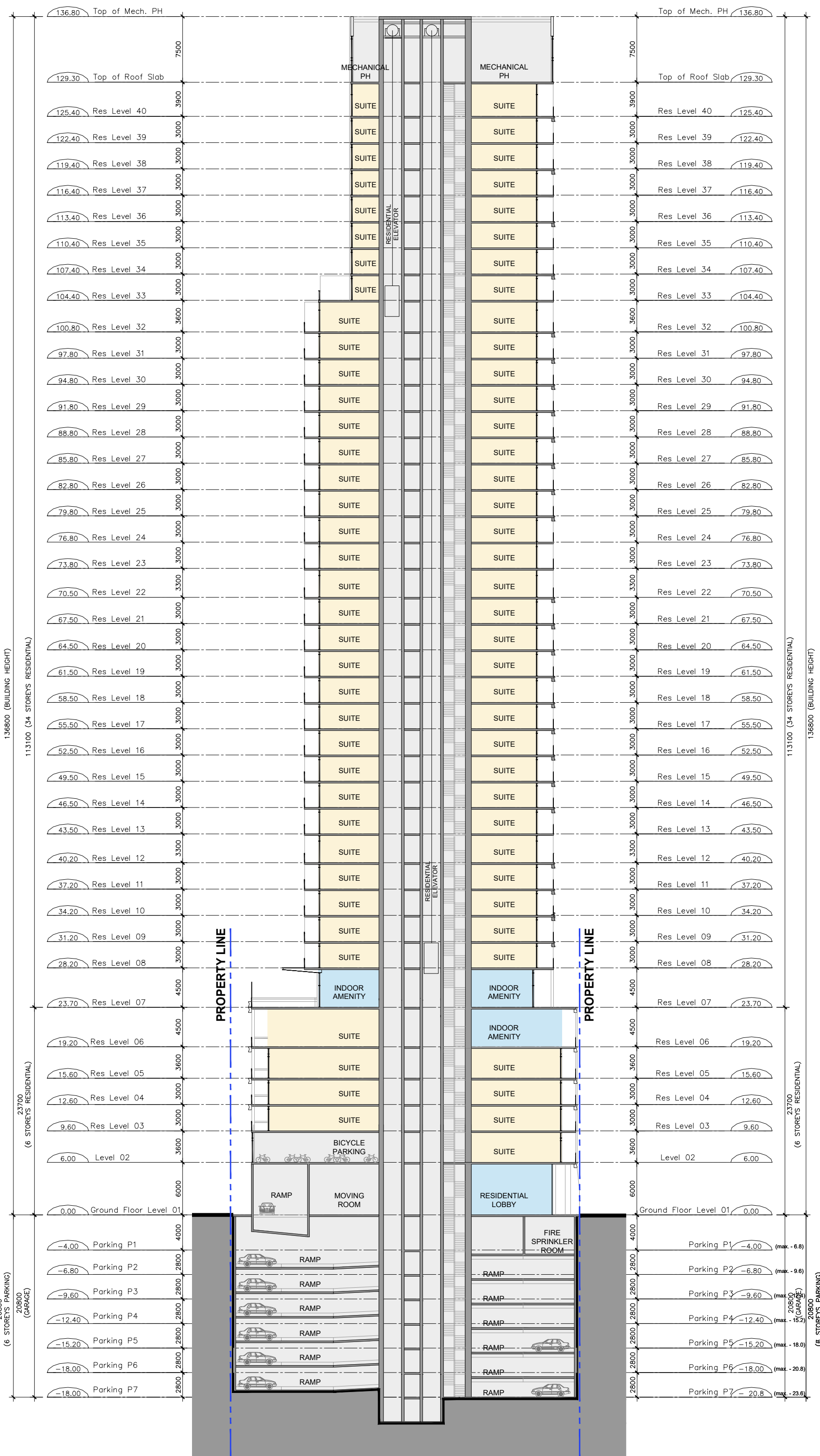
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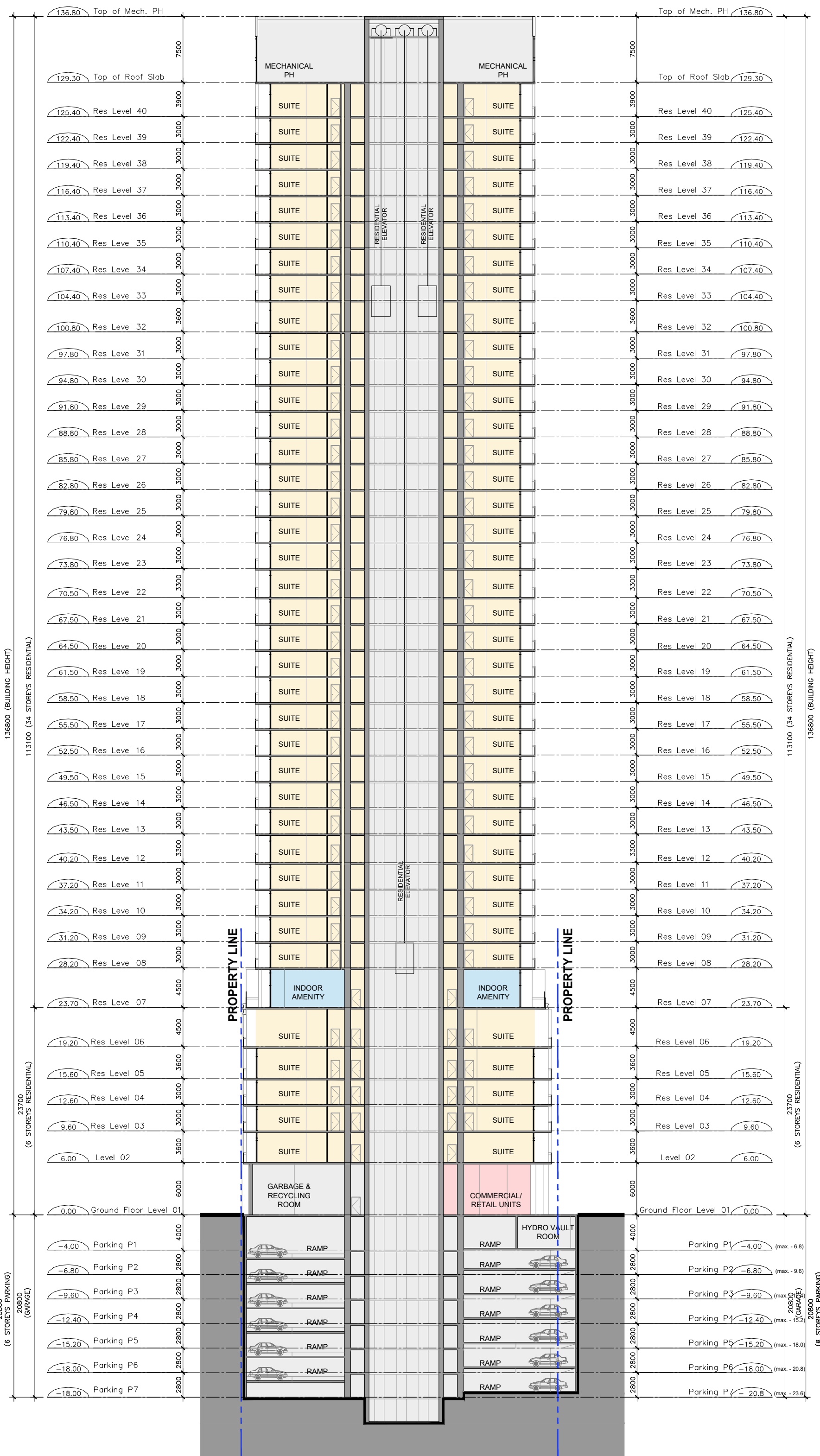
ROOF PLAN

Drawing No.: Revision:

A.311



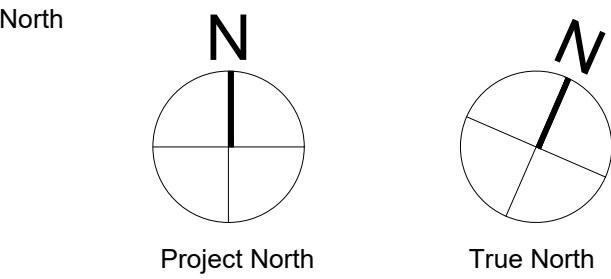
SECTION A-A



SECTION B-B

General Notes:

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- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.



PROJECT TEAM

CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

Architect of Record:
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Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

SECTIONS

Project number: 2030
Scale: 1 : 400
Date: MARCH 24, 2023
Drawn by: HPA

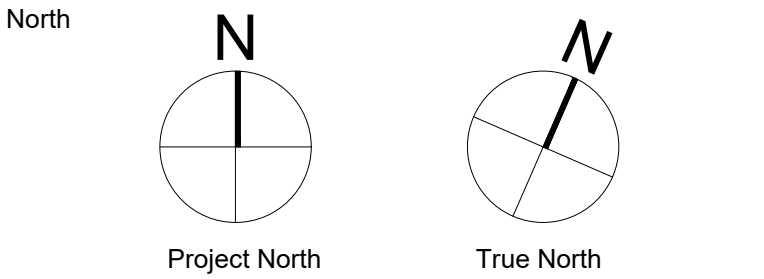
Drawing No.: Revision:

A.401



EAST ELEVATION

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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PROJECT TEAM	
CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
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Architect of Record:
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Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030
Scale: 1 : 400
Date: MARCH 24, 2023
Drawn by: HPA

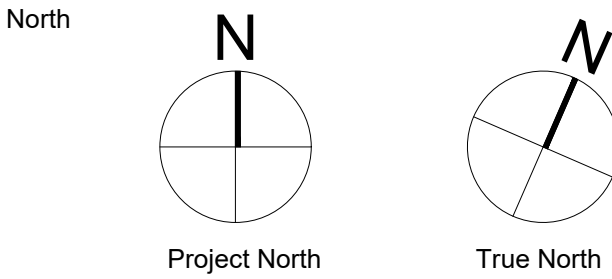
Drawing No.: Revision:

A.501



NORTH ELEVATION

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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PROJECT TEAM	
CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
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Architect of Record:
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DAVID PONTARINI
LICENCE 4466

Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030
Scale: 1 : 400
Date: MARCH 24, 2023
Drawn by: HPA

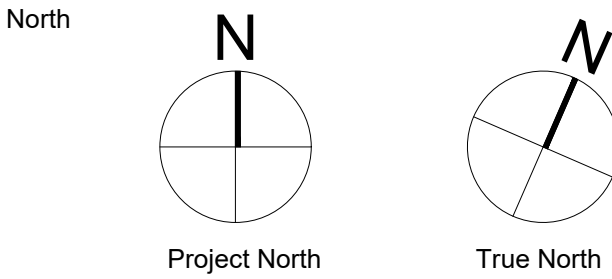
Drawing No.: Revision:

A.502



SOUTH ELEVATION

- General Notes:
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
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PROJECT TEAM	
CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
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LICENCE 4466

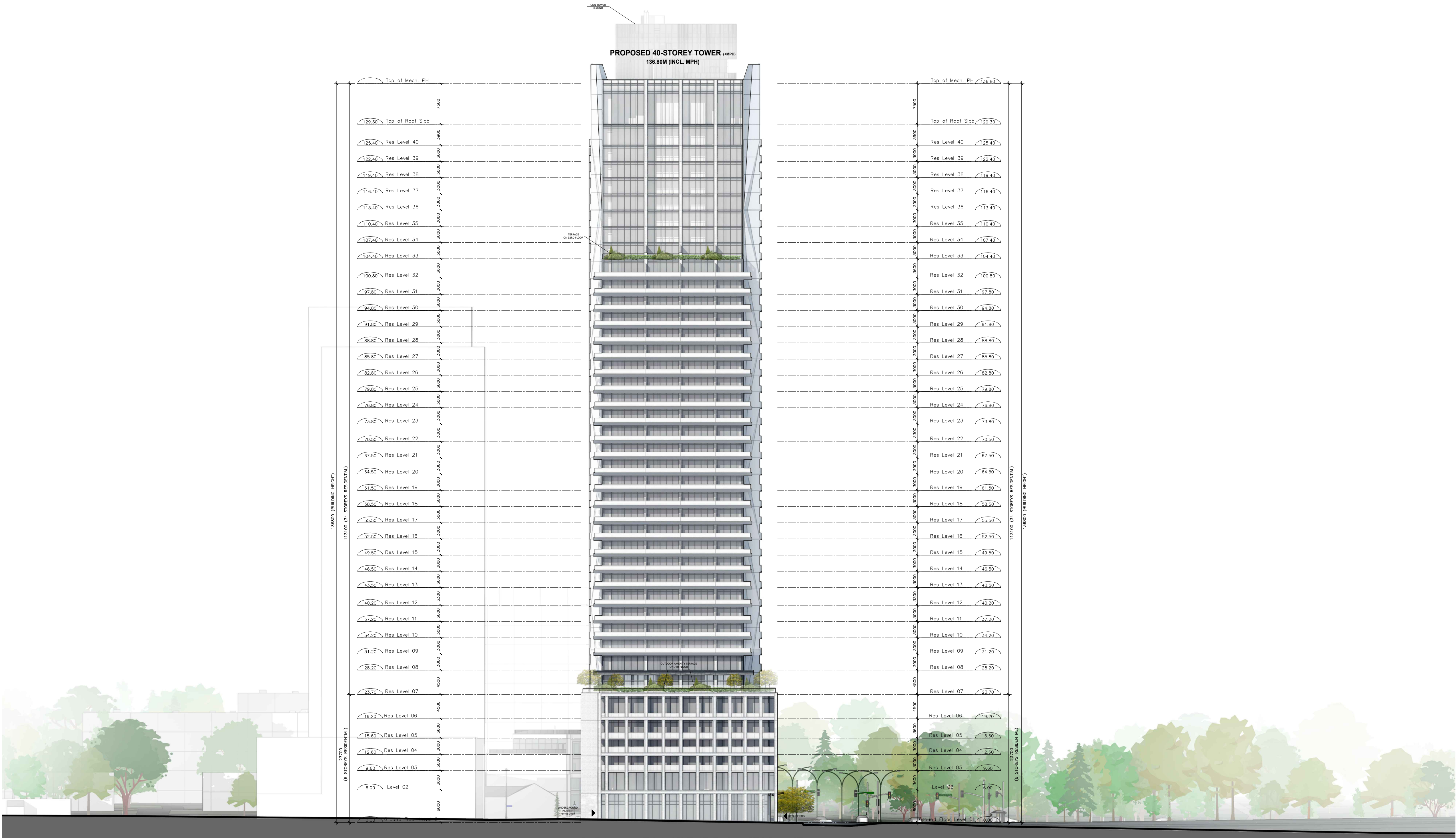
Project Title:
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030
Scale: 1 : 400
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

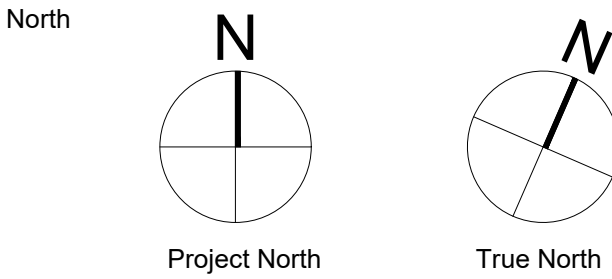
A.503



WEST ELEVATION

General Notes:

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PROJECT TEAM	
CLIENT	CLARIDGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Rev.	Issue / Description	Date
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DAVID PONTARINI
LICENCE 4466

Project Title:

829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

BUILDING ELEVATIONS

Project number: 2030
Scale: 1 : 400
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision:

A.504

These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

8. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

A circular north arrow with a vertical line pointing upwards. The letter 'N' is at the top, and the text 'Project North' is at the bottom.



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
CIVIL/TRAFFIC	NOVATECH GROUP
GEOTECH	PATERSON GROUP INC.
WIND	GRADIENT WIND ENGINEERING
SURVEYOR	ANNIS O'SULLIVAN, VOLLEBEKK LTD.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

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AXONOMETRIC VIEWS

Drawing No.: Revision

A.601

These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.

8. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

N

Project North

True North



CLIENT	CLARDIGE HOMES
ARCHITECT	HARIRI PONTARINI ARCHITECTS
LANDSCAPE	JAMES B. LENNOX + ASSOCIATES
PLANNING	FOTENN PLANNING + DESIGN
STRUCTURAL	GOODEVE STRUCTURAL INC.
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Architect of Record:

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Project Title:

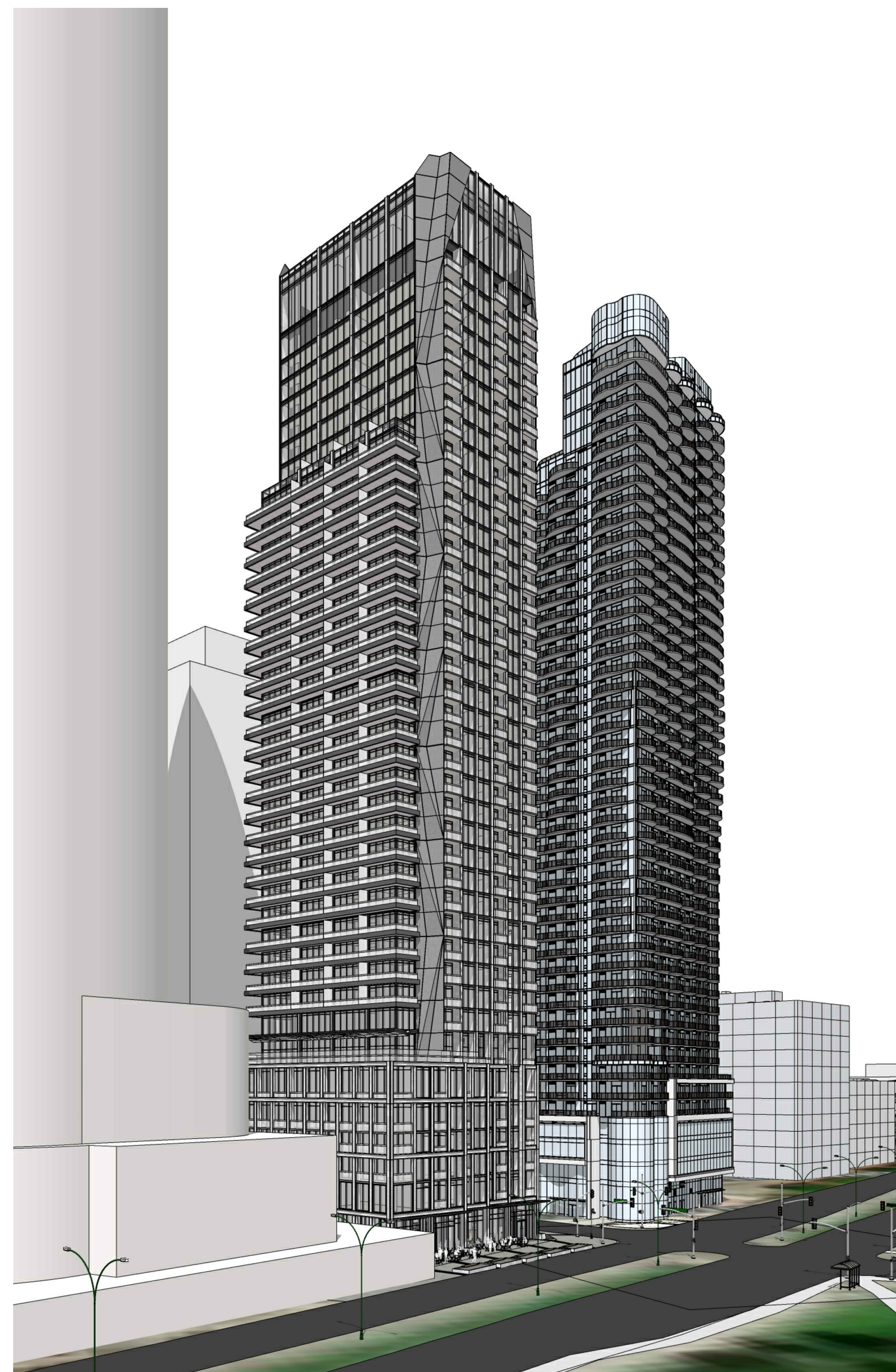
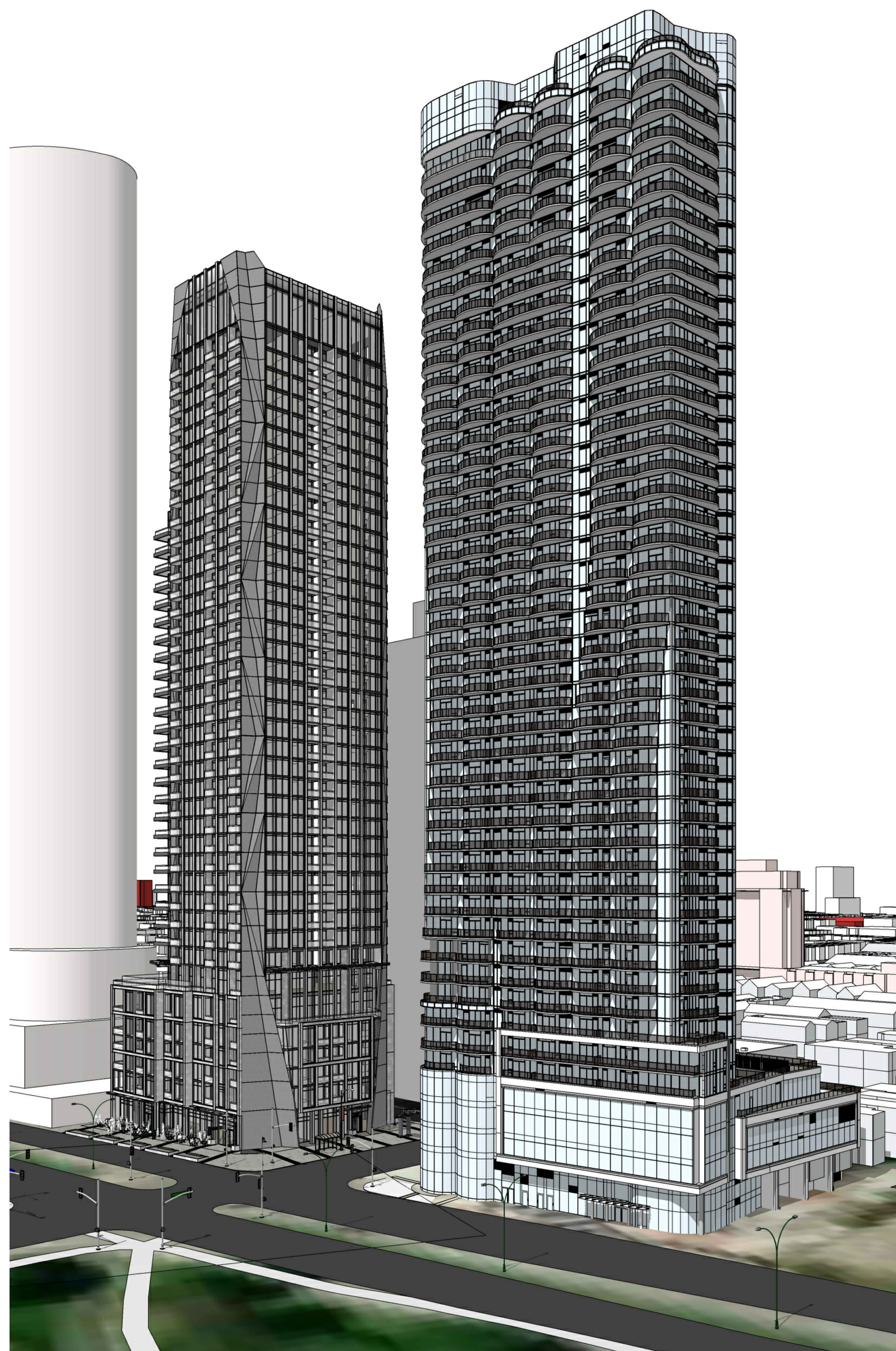
829 CARLING AVENUE
MIXED-USE DEVELOPMENT
OTTAWA, ON

AXONOMETRIC VIEWS

Project number: 2030
Scale: N/A
Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.: Revision

A.602



A.603